



**Dovecot House**  
**Western Avenue**  
**Huyton**  
**Liverpool**  
**Merseyside**  
**L36 4LX**

**Offers in Excess of £121,000**

**bettermove**

# Western Avenue Liverpool

Bettermove are proud to present this 2 bedroom flat in Huyton available with no forward chain and welcoming cash buyers only.

The property benefits from double glazing, gas central heating throughout and has off street parking available. The council tax band is A.

The property is tenanted and will be sold with tenants in situ for immediate investment - rental yields can be obtained through Bettermove.

This is a leasehold property with 981 years remaining on the lease; the ground rent is £100 per annum and the service charge is £800 per annum.

The interior of this well maintained property comprises a spacious living room, fitted kitchen, two double bedrooms and the family bathroom on the ground floor of the building.


Located in the popular residential area of Huyton, the property is close to a range of amenities, including shops, supermarkets, restaurants and pubs. Excellent transport connections can be found from Huyton and Roby Train Stations and many local bus routes.

This exciting opportunity should not be missed! All enquiries can be made through Bettermove on 0330 004 0050.

You can secure the purchase today by paying an exclusivity fee of £1,000 which gives you the rights to purchase within a given timeframe.

Paying this fee ensures that the seller takes their property off the market and reserves it exclusively for you, therefore eliminating the risk of gazumping and aborted costs.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	





20-22 Bridge End, Leeds, LS1 4DJ  
t: 0330 004 0050 e: hello@bettermove.co.uk  
[www.bettermove.co.uk](http://www.bettermove.co.uk)